



**AGENDA  
REGULAR CITY COUNCIL  
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall  
201 North Brushy Street ~ Leander, Texas

Thursday ~ February 16, 2017 at 7:00 PM



**Mayor – Christopher Fielder  
Place 1 – Andrea Navarrette  
Place 2 – Michelle Stephenson  
Place 3 – Shanan Shepherd**

**Place 4 – Ron Abruzzese (Mayor Pro Tem)  
Place 5 – Jeff Seiler  
Place 6 – Troy Hill  
City Manager – Kent Cagle**

1. Open meeting, Invocation and Pledges of Allegiance.
2. Roll Call.
3. Staff Comments.
  - a. Receive Annual Financial Report for year ending September 30, 2016.
4. Citizen Comments: Three (3) minutes allowed per speaker.  
*[Please turn in speaker request form before the meeting begins.]*
5. Recognitions/Proclamations/Visitors.

**CONSENT AGENDA: ACTION**

- 6C. Approval of the minutes for meetings held on February 2, 2017 and February 9, 2017.
- 7C. Approval of submission of Racial (Biased Based) Profiling Report for calendar year 2016.
- 8C. Approval of Zoning Case 16-Z-027 Second Reading of an Ordinance to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouse) on one (1) parcel of land approximately 4.7306 acres  $\pm$ , more particularly described by Williamson Central Appraisal District Parcel R036460; and more commonly known as 510 Horseshoe Drive, Leander, Williamson County, Texas.
- 9C. Approval of Second Reading of an Ordinance of the City of Leander, Texas annexing three (3) areas of land totaling 74.48 acres  $\pm$ , into the corporate limits of the City, including the abutting roadways and rights-of-way, at the request of the property owners; approving a service plan for the annexed areas; making findings of fact; providing a severability clause; providing an effective date; and providing for open meetings and other related matters.

## AGENDA (Cont'd)

- 10C. Award bid to Majestic Services, Inc. for the construction of the Police Department Sally Port in an amount of Six Hundred Sixty-Four Thousand Three Hundred Ninety-Six Dollars and Ten Cents (\$664,396.10); and authorize the City Manager to execute any and all necessary documents.
- 11C. Accept Quarterly Investment Report for period ending December 31, 2016.
- 12C. Accept Annual Financial Report for year ending September 30, 2016.
- 13C. Approval of Annexation Development Agreements under Section 43.035, Texas Local Government Code, between the City of Leander and each of the following property owners: MMA Ranch Limited Partnership; and Glenn A. George; authorizing the Mayor to execute any and all necessary documents; and providing an effective date.

### PUBLIC HEARING – NO ACTION

- 14. Conduct a public hearing on the proposed creation of the Crystal Springs Public Improvement District (PID).
- 15. Conduct a Public Hearing regarding Zoning Case 16-TOD-Z-036 to consider the request of Doucet & Associates, Inc. (Syd Xinos & Melony May) on behalf of Capital Metro Transportation Authority to amend the current zoning of HC-4-C (Heavy Commercial), HI-5-D (Heavy Industrial), and PUD/TOD (Planned Unit Development/Transit Oriented Development) to PUD/TOD (Planned Unit Development/Transit Oriented Development) with a base zoning district of HI-5-D (Heavy Industrial) on one parcel of land approximately 29.79 acres  $\pm$  in size, more particularly described by Williamson County Appraisal District Parcel R031728; and more commonly known as 60 Heritage Grove Road, Leander, Williamson County, Texas. Applicant/Agent: Doucet & Associates, Inc. (Syd Xinos & Melony May) on behalf of Capital Metro Transportation Authority. *[This item has been postponed by the applicant.]*

### PUBLIC HEARING - ACTION

- 16. Conduct a public hearing on authorization of Brushy Creek Regional Utility Authority, Inc. to issue contract revenue refunding bonds.
  - Discuss and consider approving a Resolution by the Board of Directors of the Brushy Creek Regional Utility Authority, Inc. authorizing the issuance of “Brushy Creek Regional Utility Authority, Inc. City of Leander, Texas contract revenue refunding bonds (Brushy Creek Regional Water Treatment and Distribution Project)”; establishing the procedures for selling and delivering the bonds and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of such bonds, including authorizing the City Manager to execute and approve all documents necessary to issue the bonds.



## AGENDA (Cont'd)

### REGULAR AGENDA

17. Discuss and consider Second Reading of an Ordinance of the City of Leander, Texas annexing 289.41 acres of land ±, into the corporate limits of the City, including the abutting streets, roadways, and rights-of-way; approving a service plan for the annexed area; making findings of fact; providing a severability clause; providing for an effective date; and providing for open meetings and other related matters.

18. Discuss and consider an Ordinance regarding 16-CPA-004 amending the Comprehensive Plan to amend the Transportation Plan as set forth in the Comprehensive Plan adopted by Ordinance No. 16-091-00 by replacing with an updated Transportation Plan, attached hereto and incorporated herein as Exhibit "A"; providing for updating the Transportation Map and Pedestrian & Bicycle Facilities Map, Leander, Williamson and Travis Counties, Texas; and providing an effective date.

19. Discuss and consider the First Reading of an Ordinance regarding 16-OR-006 amending the Leander Code of Ordinances, Chapter 14, Zoning, Article 14.02, Zoning Ordinance, by adopting streetscape standards, updating lot size requirements, access requirements associated with residential use components, updating masonry requirements, updating driveway requirements, provide for Master Architectural Standards, add new residential use components and development standards for said components, update related sections, updating the Matrix, updating the compatibility standards, modifying setback requirements, promote access management, and related matters, Leander, Williamson and Travis Counties, Texas; providing a savings clause; providing a severability clause; and providing an effective date.

20. Discuss and consider the Second Reading of an Ordinance regarding 16-OR-006 amending the Leander Code of Ordinances, Chapter 14, Zoning, Article 14.02, Zoning Ordinance, by adopting streetscape standards, updating lot size requirements, access requirements associated with residential use components, updating masonry requirements, updating driveway requirements, provide for Master Architectural Standards, add new residential use components and development standards for said components, update related sections, updating the Matrix, updating the compatibility standards, modifying setback requirements, promote access management, and related matters, Leander, Williamson and Travis Counties, Texas; providing a savings clause; providing a severability clause; and providing an effective date.

21. Discuss and consider an Ordinance regarding 16-OR-003 amending the Leander Code of Ordinances, Chapter 10, Subdivision Regulation, Article 10.02, Subdivision Ordinance, adopting streetscape standards by amending the Concept Plan requirements to encourage high intensity uses closer to the intersections of major roadways, identify criteria for lots to be served by on-site sewage treatment systems, promote access management, and related matters, Leander, Williamson and Travis Counties, Texas; providing a savings clause; providing a severability clause; and providing an effective date.

## **AGENDA (Cont'd)**

22. Discuss and consider an Ordinance amending the Code of Ordinances by amending Appendix A, Fee Schedule, Section A3.004 - Building Permits and Inspections; and Section A3.008 Transit Oriented Development.
23. Receive a presentation from a representative with Randolph Todd Company and discuss and consider directing Staff regarding the creation of a proposed Public Improvement District (PID) for the Deerbrooke Subdivision.
24. Discuss and consider potential incentives for a hotel development.
25. Discuss and Consider Amendment 1 to Task Order WAL-1 with Walker Partners Engineering, Inc., for design, bidding, and construction phase professional services for Raider Way and E. Woodview Drive Roadway Improvements Project in an amount of One Hundred Thirty-Eight Thousand Dollars (\$138,000.00); authorizing the City Manager to execute any and all necessary documents; and providing an effective date.
26. Discuss and consider the appointment of a council liaison, staff liaison and founding member to develop guidelines and regulations for new Historical Preservation Commission.
27. Discuss and consider an Ordinance amending the Code of Ordinances by amending Chapter 1, General Provisions, Article 1.04, Boards, Commissions and Committees, Division 1. "Generally", Section 1.04.003(e)(1) by repealing the provision prohibiting any person serving on more than one (1) board, commission or special committee as provided therein; providing a severability clause; providing a savings clause; and providing an effective date.
28. Discuss and consider an Ordinance amending the Code of Ordinances by amending Chapter 1, General Provisions, Article 1.04, Boards, Commissions and Committees, Division 3. "Police Advisory Committee", Section 1.04.061 through Section 1.04.090 by repealing the entire Division and marking the Sections reserved for future use; providing a severability clause; providing a savings clause; and providing an effective date.
29. Discuss and consider an Ordinance amending the Code of Ordinances by amending Chapter 1, General provisions, Article 1.04, Boards, Commissions and Committees, Division 5. "Golf Course Advisory Committee", Section 1.04.121 through Section 1.04.160 by repealing the entire Division and marking the Sections reserved for future use; providing a severability clause; providing a savings clause; and providing an effective date.
30. Discuss and consider an Ordinance amending the Code of Ordinances by amending Chapter 1, General Provisions, Article 1.04, Boards, Commissions and Committees, Division 6. "Economic Development Advisory Board", Section 1.04.161 through Section 1.04.165 by repealing the entire Division and marking the Sections reserved for future use; providing a severability clause; providing a savings clause; and providing an effective date.
31. Receive water use and supply update.



## AGENDA (Cont'd)

32. Discuss and consider rescheduling the January Retreat.

33. Council Member Closing Statements.

### EXECUTIVE SESSION

34. Recess into Executive Session pursuant to Texas Government Code Section 551.072; Deliberation Regarding Real Property; to deliberate the purchase, exchange, lease, or value of real property located on the west side of S. West Drive between Horseshoe Drive and Sheila Drive in the City of Leander, Williamson County, Texas.

35. Take any necessary or appropriate action as a result of closed Executive Session.

36. Adjournment.

### CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 10<sup>th</sup> day of February 2017, by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

*Dara Crabtree*

Dara Crabtree, City Secretary, TRMC

